

BAYWATCH III CONDO ASSOCIATION BOARD OF DIRECTORS

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Baywatch III Board of Directors
November 5, 2016
Minutes

CALL TO ORDER - The meeting was called to order by President of the Board - Al Ulmer at 9:00 am in the HHIRA Center. A quorum was present. Attendees were as follows:

- President - Al Ulmer
- Vice President - Peter Grieff
- Secretary - Charlie Schulz
- Treasurer - Diane Stafford
- Officer - Jayne Ayers
- Owner - Carl Kotowski B202
- Owner - Paul Winfield D202

Reading of September 24, 2016 Minutes

Reading of the minutes were waived. Minutes were accepted.

Reports

- Financial - Diane Stafford
 - Cash position remains strong - \$222.7k total. \$7.4k checking, \$51.9k operating MM, condo reserve \$128.8k and boat dock reserve \$34.5k. As of end of October, we are under budget by \$9K.
 - AR - There are 4 owners that are 31-60 days late paying their condo fees.
- HHIRA - Jack Berry
 - No updates. There will be no dues increase.
- Insurance - Al Ulmer
 - No updates

Old Business

- Water Heaters
 - Water heaters should be replaced after 10 years. Unit 304 D was installed in 2000. There are 7 units that will be older than 10 years in 2017.
- Outstanding Building Issues
 - Building A Sink Hole - It is still not fixed so the bill has not been paid.
 - Building A Gutters - work was started. (Later it was noted that work was completed)
 - Building A Dumpster - in the last storm it disappeared. Not going to replace it. Peter will stencil BWIII on all the dumpsters (thanks!!)

- Building A Scallops - were painted and will be replaced as needed
- Building B Sprinkler valves - were replaced
- Building B Alarm Panel - ok
- 304 C Issues - not resolved
- 104D & 204D - still pending
- Building B Tree - Bob Lemon replaced the tree. Had to buy a bigger one than proposed so it would match the other trees. Price might be \$40 more.
- Building Crawl Space
 - Charlie met with a humidifier expert and showed us a brochure from that company. He proposed that we contact them to look at our buildings for possible solutions such as vapors layers, fans, vents, etc. This would be a free estimate. It was approved.
- Dock Wiring Bulletin
 - Peter wrote a draft and read it. He will provide a copy later for editing purposes.
 - The Association will pay for conduit to the dock junction box on the boardwalk. It is the owner's responsibility to get wire from box to their pier for boat lift. Owners need to have permit and pass inspection for dock lift installation.
 - Decided against giving the owners a list of recommended electricians.
 - For 240w boat lifts, must have dedicated wiring back to the building junction.

New Business

- Building D
 - The roof capping keeps coming off - concerned about water getting behind siding. Al will look at it after the meeting.
- 2017 Budget
 - 2017 budget was approved by all the officers
- Owner's Work Day
 - Need to compile a list of tasks that can be done by the owners
 - Need to power wash the deck - that must be done on a fixed date
 - Paul volunteered to fix existing trim rot on Building D. He is a carpenter.
- Janitorial Service
 - Unsure what services are done for \$3.2k annually. Contract will expire in May 2017. Officers voted to not renew the contract.
- Building B WalkThrough
 - Jerry, Matt and Al did a walkthrough of Building B
 - There will be a request for bids for the work needed
 - Work includes:
 - Power washing,
 - scraping,
 - painting,
 - replacing rotted wood,
 - replacing missing scallops with plastic ones, and
 - replacing the shed doors.
 - A specific list will be provided to the contractors for bids
 - Work must be done before Memorial Weekend

- Roof looks okay except for one section
 - It was noted that the backyards are soggy but it can only be rectified with major work which involves major monies.
 - If anyone has rotting horizontal deck boards, they can work with the contractor to get them replaced at the same time they are doing the association work. It would be the owner's responsibility to pay for the replacement.
- Future Board Meetings
- The 2017 dates are:
 - April 8, 2017
 - May 26, 2017
 - May 27, 2017 Owners Meeting
 - September 23, 2017
 - November 11, 2017

The meeting was adjourned at 10:30 am

Minutes submitted by: Diane Stafford